

ORDINANCE NO. 659
(AS AMENDED THROUGH 659.14)
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 659
ESTABLISHING A DEVELOPMENT IMPACT FEE PROGRAM

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. TITLE. This ordinance shall hereafter be known as the Year 2024 Development Impact Fee (“DIF”) Ordinance.

Section 2. FINDINGS. The Board of Supervisors, having reviewed and considered the report entitled: “County of Riverside Development Impact Fee Study Update Draft Final Report (Report)” and the Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan) finds and determines that:

- a. In order to effectively implement the Riverside County Comprehensive General Plan, manage new residential, commercial, industrial, surface mining and winery development, and address impacts caused by such development, certain Facilities must be constructed or acquired.
- b. In order for the County to construct or acquire the needed Facilities, it is necessary to require that all new development bear its fair share cost of providing the Facilities reasonably needed to serve that development. However, new development shall not be unfairly burdened with the cost of facilities associated with serving the existing population.
- c. Development Impact Fees (Fees) are hereby created for that purpose.
- d. As indicated in the Report, the Fees set forth herein do not reflect the entire cost of the Facilities needed in order to effectively meet the needs created by new development. Additional revenues will be required from other non-fee sources. The Board finds that the benefit to each development project is greater than the amount of the Fees to be paid by that project.
- e. Payment of the Fees does not necessarily mitigate to a level of insignificance all impacts from new development. Whether impacts associated with a particular development project have been mitigated to a level of insignificance will be determined by the County on a case-by-case basis. If the County determines that payment of the Fees, coupled with other feasible mitigation measures, does not mitigate impacts to a level of insignificance, an Environmental Impact Report will be required for the development project in question.
- f. The Criminal Justice Public Facilities, Library Construction, Fire Protection Facilities, Traffic Signals, Regional Parks, Regional Trails, Flood Control, Regional Multi-Service Centers, and Library Books/Media Components of the Report and DIF Capital Improvement Plan includes data compiled from information provided by various County departments and the Riverside County Regional Park and Open Space District and the Riverside County Flood Control and Water Conservation District; based on the anticipated needs of the County due to future development occurring between 2024 and 2050.
- g. The Transportation Improvement Facilities Component of the Report and DIF Capital Improvement Plan includes data compiled from information provided by the

Transportation and Land Management Agency based on the anticipated needs of the County due to future development during the next twenty five (25) years.

- h.** The Fees collected pursuant to this ordinance shall be used toward the construction and acquisition of Facilities identified in the DIF Capital Improvement Plan. The need for the Facilities is related to new residential, commercial, office, industrial, surface mining and winery development because such new development will bring additional people and other uses into the County thus creating an increased demand for the Facilities.
- i.** The cost estimates set forth in the Report and the DIF Capital Improvement Plan are reasonable cost estimates for the Facilities and that portion of the Fees expected to be generated by new development will not exceed the total fair share of these costs.
- j.** Failure to mitigate growth impacts on Facilities within the County will place residents in a condition perilous to their health, safety, and welfare.
- k.** There is a reasonable relationship between the use of the Fees and the type of development projects on which the Fees are imposed because the Fees will be used to construct the Facilities and the Facilities are necessary for the health and welfare of the residential, commercial, office, industrial, surface mining, and winery users of the development projects on which the Fees will be levied.
- l.** There is a reasonable relationship between the need for the Facilities and the type of development project on which the Fees are imposed because it will be necessary for the residential, commercial, office, industrial, surface mining, and winery users of the development projects to have access to the Facilities in order to use, inhabit, and have access to the development projects. New development will benefit from the Facilities and the burden of such new development will be mitigated in part by the payment of the Fees.
- m.** Even though second units and guest quarters on existing single family lots may also contribute to the need for certain of the Facilities, the Board refrains from imposing Fees on such development at this time, and in this regard finds that second units and guest quarters: (1) provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; (2) provide relatively affordable housing for low and moderate income households without public subsidy; and (3) provide a means for purchasers of new or existing homes to meet payments on high interest loans.
- n.** This Ordinance is for the purpose of promoting public health, safety, comfort, and welfare and adopts means which are appropriate to attaining those ends.
- o.** Even though second units on existing single family lots may also contribute to the need for certain of the Facilities, the Board refrains from imposing Fees on such development at this time, and in this regard finds that second units: (1) provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; (2) provide relatively affordable housing for low and moderate income households without public subsidy; and (3) provide a means for purchasers of new or existing homes to meet payments on high interest loans.

- p. This Ordinance is for the purpose of promoting public health, safety, comfort, and welfare and adopts means which are appropriate to attaining those ends.

Section 3. AUTHORITY. This ordinance is established under the authority of Article 11, Section 7 of the California Constitution and Title 7, Division 1, Chapter 5 of the Government Code, beginning with Section 66000, which provides that a local agency may establish fees for the purpose of defraying all or a portion of the cost of public facilities related to development projects.

Section 4. PURPOSE. This ordinance serves the following purposes:

- a. It establishes and sets forth policies, regulations, and Fees relating to the funding and installation of the Facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.
- b. It establishes the authorized uses of the Fees collected.

Section 5. ADMINISTRATIVE RESPONSIBILITY. The County Executive Officer shall be responsible for the administration of this ordinance. Detailed administrative procedures concerning the implementation of this ordinance shall be established and set forth in a resolution adopted by the Board of Supervisors.

Section 6. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- a. **AREA PLAN OR AREA PLANS.** The areas set forth in Section 7 of this ordinance.
- b. **BOARD OF SUPERVISORS or BOARD.** The Board of Supervisors of the County of Riverside.
- c. **CERTIFICATE OF OCCUPANCY.** "Certificate of Occupancy" shall mean a certificate of occupancy as defined by Ordinance No. 457 or state law.
- d. **CREDIT.** A credit allowed pursuant to Section 14 hereof which may be applied against the Fees.
- e. **COMMERCIAL ZONES.** "Commercial Zones" means, for purposes of this ordinance, property which at the time of issuance of a building permit is within one of the following Ordinance No. 348 zoning classifications: R-1, R-R, R-R-O, R-1-A, R-A, R-2, R-2-A, R-3, R-3-A, R-T, R-T-R, R-4, R-5, R-6, C-1/C-P, C-T, C-P-S, C-R, C-O, R-V-C, C-V, W-2, R-D, N-A, W-2-M, W-1, or SP with one of the aforementioned zones used as the base zone.
- f. **COUNTY.** The County of Riverside.
- g. **DEVELOPMENT AGREEMENT.** An agreement entered into between the County and an owner of real property pursuant to Section 65864 et seq. of the Government Code that includes provisions requiring the payment of a Public Facilities and Services Mitigation Fee.
- h. **DEVELOPMENT IMPACT FEES or DIF or FEES.** The Fees imposed pursuant to the provisions of Ordinance No. 659.6.

- i. **DEVELOPMENT PROJECT OR PROJECT.** Any project undertaken for the purpose of development including the issuance of a permit for construction pursuant to Ordinance No. 457.
- j. **DIF PROGRAM.** “DIF Program” means the process of collecting and expending Development Impact Fees.
- k. **FACILITIES.** “Facilities” shall mean the public facilities financed or acquired by the DIF Program and shall include all of the facilities set forth in the DIF Capital Improvement Plan and any subsequently approved revision thereof.
- l. **FINAL INSPECTION.** “Final Inspection” shall mean a final inspection as defined by Ordinance No 457
- m. **INDUSTRIAL ZONES.** “Industrial Zones” means, for purposes of this ordinance, property which at the time of issuance of a building permit is within one of the following Ordinance No. 348 zoning classifications: I-P, M-S-C, M-M, M-H, M-R, M-R-A, A-1, A-P, A-2, A-D, W-E, or SP with one of the aforementioned zones used as the base zone.
- n. **INTENSIVE USE AREA.** “Intensive Use Area” means, for purposes of Surface Mining Operations, the roadways, parking areas, building areas, recycling operations, materials stock pile areas (area of calculation of fee for stock piles not to exceed 2 acres), maintenance and refueling buildings, scales and scale house, block plant buildings and material testing buildings. DIF fees shall not be assessed on the area designated as the “Mineral Extraction Area” within the surface mining operation.
- o. **MINERAL EXTRACTION AREA.** “Mineral Extraction Area” is defined as the quarry/mineral extraction area, settling/situation ponds, mining setbacks/buffer areas, mining roads within the quarry/mineral extraction area, conveyers, topsoil stockpiles set aside for reclamation purposes, reclamation test re-vegetation areas, waste fines stockpiles in the quarry/mineral extraction area to be utilized in the reclamation, and other similar types of operations not specifically listed above, as determined applicable by County staff.
- p. **MULTI-FAMILY RESIDENTIAL OR MFR.** “Multi-Family Residential” or “MFR” means attached residential dwellings that are not classified as Single Family Residential units. This category includes apartment houses, boarding, rooming and lodging houses, congregate care residential facilities, and individual spaces within mobile homes parks and recreational vehicle parks. All other residential units shall be classified either as Single Family Residential units or Senior Citizen’s Residential units.
- q. **ORDINANCE NO. 810.** “Ordinance No. 810 means Ordinance No. 810 of the County of Riverside adopted on March 13, 2001 Establishing An Interim Open Space Mitigation Fee.
- r. **PROJECT AREA.** “Project Area” means the area, measured in square feet of the project improvements. Project Area shall include all project improvements and areas of intensive use on applicant’s square footage, including all areas depicted on the applicant’s exhibit, as submitted to the

County of Riverside Planning Department. Except as otherwise provided herein, the Project Area is the square footage upon which the development will be assessed DIF Fees.

- s. **DEVELOPMENT IMPACT FEE CAPITAL IMPROVEMENT PLAN.** The list entitled Riverside County Development Impact Fee Capital Improvement Plan, which list is on file with the Clerk of the Board.
- t. **SENIOR CITIZEN'S UNITS.** "Senior Citizen's Units" mean residential units in developments that are legally restricted to occupancy by senior citizens pursuant to applicable federal and state law.
- u. **SIGNAL PRIORITY LIST.** Means that working document which is maintained by the Transportation and Land Management Agency to assist in the determination of locations for signalization. The Signal Priority List is a dynamic listing of locations that have been determined to have met Traffic Signal Warrants, which locations are prioritized based on traffic volume and collision theory.
- v. **SINGLE FAMILY RESIDENTIAL or SFR.** "Single Family Residential" or SFR" means a detached residential dwelling unit, an attached dwelling unit that is located on a separate lot (i.e. a duplex), any residential unit meeting the statutory definition of a condominium contained in the California Civil Code, Section 1351, and for which a condominium plan has been recorded pursuant to California Civil Code, Section 1352, and any building or portion thereof used by one (1) family and containing but one (1) kitchen.
- w. **REPORT.** Means the 'County of Riverside Development Impact Fee Study Update Draft Final Report.'
- x. **RESIDENTIAL UNIT.** A building or portion thereof used by one (1) family and containing but one (1) kitchen, which unit is designed or occupied for residential purposes, including single-family and multiple family dwellings, but not including hotels and motels.
- y. **REVENUE or REVENUES.** Any funds received by the County pursuant to the provisions of this ordinance for the purpose of defraying all or a portion of the cost of the facilities set forth in the DIF Capital Improvement Plan.
- z. **TRAFFIC SIGNAL WARRANTS.** "Traffic Signal Warrants" means those criteria described in the State of California Department of Transportation Traffic Manual and the U.S. Department of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices. Inasmuch as those criteria for the installation of traffic signals are nationally accepted, those warrants, and any subsequent revisions are hereby adopted as the County of Riverside Traffic Signal Warrants.
- aa. **WINERY.** An agricultural facility with an established on-site vineyard designed and used to crush, ferment, and process grapes into wine.
- bb. **INTENSIVE USE AREA – WINERY.** The 'intensive use area' means, for purposes of a winery, that project area which includes but is not limited to the roadways, parking areas, all buildings associated with the winery including wine production and storage areas, tasting room, office and administration space, retail sales, indoor and outdoor special occasion facilities, and food service space.

cc. REQUIRED PLANTED VINEYARD. The minimum site area when required by Riverside County Zoning Ordinance 348 for wineries with on-site vineyards for the planting and cultivation of grapevines.

dd. RECREATIONAL VEHICLE. A recreational trailer as defined in Ordinance No. 348.

ee. RECREATIONAL VEHICLE (RV) PARK. A Vacation Recreational Vehicle Park, Extended Occupancy Park or Permanent Occupancy Park as defined in Ordinance No. 348.

Section 7. DEVELOPMENT IMPACT FEE. In order to assist in providing Revenue to acquire or construct the Facilities, Development Impact Fees shall be paid for each residential unit, development project, or a portion thereof to be constructed. Seven categories of Fees are defined, which are: Residential, Commercial, Office (applicable to Transportation Improvement Projects and Traffic Signals only), Industrial, Surface Mining, Wineries, and Warehouse. For each of these categories, the amount of the DIF will vary depending upon the location of the property upon which the development unit or a portion thereof will be constructed.

a. FEE COMPONENTS. The DIF amounts within each Area Plan commencing on the effective date of Ordinance No. 659.14 shall be comprised of the following components:

Maximum Justified Development Impact Fee Schedule, Coachella - Western (AP 2)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.003	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.03	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.22
Office ³	0.38	N/A	1.47	0.02	0.68	N/A	0.05	-	N/A	N/A	2.60
Industrial	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	0.00	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	0.01	0.24	N/A	0.02	-	N/A	N/A	1.11
Warehouse	0.13	N/A	0.50	0.01	0.28	N/A	0.02	-	N/A	N/A	0.94

Maximum Justified Development Impact Fee Schedule, Highgrove (AP 3)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.26	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.90
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 2.45	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 5.14
Office ³	0.38	N/A	0.99	1.29	0.68	N/A	0.03	-	N/A	N/A	3.37
Industrial	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Surface Mining	0.13	N/A	0.33	0.24	0.12	N/A	0.01	-	N/A	N/A	0.83
Wineries	0.17	N/A	0.46	0.45	0.24	N/A	0.01	-	N/A	N/A	1.33
Warehouse	0.13	N/A	0.34	0.54	0.28	N/A	0.01	-	N/A	N/A	1.30

Maximum Justified Development Impact Fee Schedule, Reche Canyon / Badlands (AP 4)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Temescal Canyon (AP 6)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.02	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.66
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.17	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.86
Office ³	0.38	N/A	0.99	0.09	0.68	N/A	0.03	-	N/A	N/A	2.17
Industrial	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61
Surface Mining	0.13	N/A	0.33	0.02	0.12	N/A	0.01	-	N/A	N/A	0.61
Wineries	0.17	N/A	0.46	0.03	0.24	N/A	0.01	-	N/A	N/A	0.91
Warehouse	0.13	N/A	0.34	0.04	0.28	N/A	0.01	-	N/A	N/A	0.80

Maximum Justified Development Impact Fee Schedule, Lake Mathews / Woodcrest (AP 7)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.15	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.79
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 1.40	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 4.09
Office ³	0.38	N/A	0.99	0.74	0.68	N/A	0.03	-	N/A	N/A	2.82
Industrial	0.13	N/A	0.33	0.14	0.12	N/A	0.01	-	N/A	N/A	0.73
Surface Mining	0.13	N/A	0.33	0.14	0.12	N/A	0.01	-	N/A	N/A	0.73
Wineries	0.17	N/A	0.46	0.26	0.24	N/A	0.01	-	N/A	N/A	1.14
Warehouse	0.13	N/A	0.34	0.31	0.28	N/A	0.01	-	N/A	N/A	1.07

Maximum Justified Development Impact Fee Schedule, March Air Force Reserve Base Policy Area (AP 8)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.03	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.67
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.31	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 3.00
Office ³	0.38	N/A	0.99	0.16	0.68	N/A	0.03	-	N/A	N/A	2.24
Industrial	0.13	N/A	0.33	0.03	0.12	N/A	0.01	-	N/A	N/A	0.62
Surface Mining	0.13	N/A	0.33	0.03	0.12	N/A	0.01	-	N/A	N/A	0.62
Wineries	0.17	N/A	0.46	0.06	0.24	N/A	0.01	-	N/A	N/A	0.94
Warehouse	0.13	N/A	0.34	0.07	0.28	N/A	0.01	-	N/A	N/A	0.83

Maximum Justified Development Impact Fee Schedule, Desert Center (AP 9)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.03	\$ 0.90	\$ -	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ -	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.19
Office ³	0.38	N/A	1.47	-	0.68	N/A	0.05	-	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	-	0.24	N/A	0.02	-	N/A	N/A	1.10
Warehouse	0.13	N/A	0.68	-	0.28	N/A	0.02	-	N/A	N/A	1.11

Maximum Justified Development Impact Fee Schedule, San Jacinto Valley (AP 10)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, REMAP (AP 11)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Lakeview / Nuevo (AP 12)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Mead Valley (AP 13)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.06	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.72
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.60	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.36
Office ³	0.38	N/A	0.99	0.32	0.68	N/A	0.03	0.07	N/A	N/A	2.47
Industrial	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Surface Mining	0.13	N/A	0.33	0.06	0.12	N/A	0.01	0.05	N/A	N/A	0.70
Wineries	0.17	N/A	0.46	0.11	0.24	N/A	0.01	0.07	N/A	N/A	1.06
Warehouse	0.13	N/A	0.34	0.13	0.28	N/A	0.01	0.05	N/A	N/A	0.94

Maximum Justified Development Impact Fee Schedule, Palo Verde Valley (AP 14)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.03	\$ 0.90	\$ -	\$ 0.14	\$ 0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.92
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ -	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.19
Office ³	0.38	N/A	1.47	-	0.68	N/A	0.05	-	N/A	N/A	2.58
Industrial	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Surface Mining	0.13	N/A	0.49	-	0.12	N/A	0.02	-	N/A	N/A	0.76
Wineries	0.17	N/A	0.67	-	0.24	N/A	0.02	-	N/A	N/A	1.10
Warehouse	0.13	N/A	0.68	-	0.28	N/A	0.02	-	N/A	N/A	1.11

Maximum Justified Development Impact Fee Schedule, Elsinore (AP 15)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.09	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.02	\$ 0.01	\$ 0.02	\$ 1.75
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.88	\$ 1.29	N/A	\$ 0.03	\$ 0.07	N/A	N/A	\$ 3.64
Office ³	0.38	N/A	0.99	0.46	0.68	N/A	0.03	0.07	N/A	N/A	2.61
Industrial	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Surface Mining	0.13	N/A	0.33	0.08	0.12	N/A	0.01	0.05	N/A	N/A	0.72
Wineries	0.17	N/A	0.46	0.16	0.24	N/A	0.01	0.07	N/A	N/A	1.11
Warehouse	0.13	N/A	0.34	0.19	0.28	N/A	0.01	0.05	N/A	N/A	1.00

Maximum Justified Development Impact Fee Schedule, Harvest Valley / Winchester (AP 16)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Sun City / Menifee Valley (AP 17)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ -	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.64
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ -	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.69
Office ³	0.38	N/A	0.99	-	0.68	N/A	0.03	-	N/A	N/A	2.08
Industrial	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Surface Mining	0.13	N/A	0.33	-	0.12	N/A	0.01	-	N/A	N/A	0.59
Wineries	0.17	N/A	0.46	-	0.24	N/A	0.01	-	N/A	N/A	0.88
Warehouse	0.13	N/A	0.34	-	0.28	N/A	0.01	-	N/A	N/A	0.76

Maximum Justified Development Impact Fee Schedule, Eastern Coachella Valley (AP 18)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.03	\$ 0.90	\$ 0.07	\$ 0.14	0.10	\$ 0.15	\$ -	\$ 0.01	\$ 0.08	\$ 1.99
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 1.47	\$ 0.65	\$ 1.29	N/A	\$ 0.05	\$ -	N/A	N/A	\$ 3.84
Office ³	0.38	N/A	1.47	0.34	0.68	N/A	0.05	-	N/A	N/A	2.92
Industrial	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Surface Mining	0.13	N/A	0.49	0.06	0.12	N/A	0.02	-	N/A	N/A	0.82
Wineries	0.17	N/A	0.67	0.12	0.24	N/A	0.02	-	N/A	N/A	1.22
Warehouse	0.13	N/A	0.68	0.14	0.28	N/A	0.02	-	N/A	N/A	1.26

Maximum Justified Development Impact Fee Schedule, Southwest Area (AP 19)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ -	\$ 0.01	\$ 0.02	\$ 1.65
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.11	\$ 1.29	N/A	\$ 0.03	\$ -	N/A	N/A	\$ 2.80
Office ³	0.38	N/A	0.99	0.06	0.68	N/A	0.03	-	N/A	N/A	2.14
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	-	N/A	N/A	0.60
Wineries	0.17	N/A	0.46	0.02	0.24	N/A	0.01	-	N/A	N/A	0.90
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	-	N/A	N/A	0.78

Maximum Justified Development Impact Fee Schedule, The Pass (AP 20)

Area/Land Use	Criminal Justice Public Facilities	Library Construction	Fire Protection	Traffic Improvement Facilities ¹	Traffic Signals	Parks	Regional Trails	Flood Control ²	Library Books	Multi-Service Centers	Total
<u>Residential per Sq. Ft.</u>	\$ 0.51	\$ 0.04	\$ 0.61	\$ 0.01	\$ 0.14	\$ 0.23	\$ 0.08	\$ 0.05	\$ 0.01	\$ 0.02	\$ 1.70
<u>Nonresidential per Sq. Ft.</u>											
Commercial	\$ 0.38	N/A	\$ 0.99	\$ 0.08	\$ 1.29	N/A	\$ 0.03	\$ 0.21	N/A	N/A	\$ 2.98
Office ³	0.38	N/A	0.99	0.04	0.68	N/A	0.03	0.21	N/A	N/A	2.33
Industrial	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Surface Mining	0.13	N/A	0.33	0.01	0.12	N/A	0.01	0.14	N/A	N/A	0.74
Wineries	0.17	N/A	0.46	0.01	0.24	N/A	0.01	0.21	N/A	N/A	1.10
Warehouse	0.13	N/A	0.34	0.02	0.28	N/A	0.01	0.14	N/A	N/A	0.92

Note: Fees charged per square foot for both residential and nonresidential development. All fees include a two percent (2%) administrative charge.

¹ Traffic facilities fee excludes traffic signals. Fee varies by area plan according to improvements detailed in Table 6.3 of the Nexus Study.

² Flood control facilities fee applies only in the Mead Valley/Good Hope (AP13), Elsinore Area (AP15) and the Pass Area Plans (AP 20).

³ The office land use category has a separate fee calculation from commercial for traffic facilities and traffic signal facilities only, because the other uses included in the commercial category have significantly different traffic trip generation factors. In other fee categories office and commercial land uses pay fees at the same rate.

Section 8. AREA PLAN BOUNDARIES. The boundaries of each Area Plan are as set forth in that document entitled Riverside County Comprehensive General Plan, which is on file with the Clerk of the Board.

Section 9. IMPOSITION OF FEES. Notwithstanding any provision of Riverside County Ordinance No. 457 to the contrary, no building permit shall be issued for any Development Project except upon the condition that the Development Impact Fees required by this ordinance are paid.

Section 10. SUPERSESSON OF OTHER FEES. The Fees established by this ordinance shall supersede and replace those fees previously established and applicable under Riverside County Ordinance No. 659 or Riverside County Ordinance No.748 and shall apply to the issuance of any development permit or entitlement made on and after the date that this ordinance takes effect.

Section 11. PAYMENT OF FEES. Fees will be paid as follows:

- a. The DIF shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. However this section shall not be construed to prevent payment of the Fees prior to issuance of an occupancy permit or final inspection. The Fees may be paid at the time application is made for a building permit.
- b. DIFs shall be assessed one time per lot or parcel except in cases of changes in land use. Fees for changes in land use shall be reduced by the amount of any previously paid fees for that property, and no refunds will be provided for changes in land use to a lower fee category. It shall be the responsibility of the applicant to provide documentation of any previously paid Fees.

DIFs for Commercial and Industrial Development Projects shall be paid in its entirety for the Project Area and shall not be prorated.
- c. The DIF required to be paid shall be the Fee amounts in effect at the time of payment.
- d. There shall be no deferment of the Fees beyond final inspection or issuance of certificate(s) of occupancy.
- e. Notwithstanding any other written requirements to the contrary, the DIF shall be paid whether or not the Development Project is subject to Riverside County conditions of approval imposing the requirement to pay the DIF.
- f. If all or part of the Development Project is sold prior to payment of the DIF, the property shall continue to be subject to the requirement for payment of the DIF as provided herein.
- g. For Development Projects which the County of Riverside does not require a final inspection or issue a certificate of occupancy, the DIF shall be paid prior to any use or occupancy.

Section 12. SQUARE FOOT-BASED FEES. Development Impact Fees for residential, commercial, office, industrial, surface mining, wineries, and warehouse projects are based on the number of developed building square feet and shall be computed on the basis of the project building square footage as determined or verified by county staff based upon the applicant's development plan as submitted to the Planning Department.

Section 13. FEE ADJUSTMENT. The Board of Supervisors may periodically review and cause an adjustment to be made to the Development Impact Fees. By amendment to this ordinance, the Fees may be increased or decreased to reflect changes in actual and estimated costs of the facilities, including, but not limited to, debt service, lease payments, and construction costs. The adjustment in the Fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this ordinance, as well as the availability or lack thereof of other funds with which to construct the facilities. Any adjustment in the Fees will be prospective only and will become effective as of the date any such amendment is effective.

a. Development Impact Fees are adjusted annually to reflect inflationary changes. The annual adjustment occurs on July 1st of each year to coincide with the fiscal year. The annual adjustment is calculated for the twelve-month period ending March 31 prior to the July 1 adjustment date. The application of the cost indices is as follows: Engineering News Record Construction Cost Index shall be used to adjust: Criminal Justice Public Facilities, Library Construction, Fire Protection Facilities, Transportation Improvement Facilities, Traffic Signals Regional Parks, Regional Trails, Multi-Service Centers, and Flood Facilities; US Department of Labor Statistics Consumer Price Index, All Urban Consumers, Los Angeles-Riverside-Orange County shall be used to adjust Library Books/Media.

Section 14. REDUCTION FOR SENIOR CITIZEN'S RESIDENTIAL UNITS. The Fees required pursuant to Section 7. of this ordinance shall be reduced by 33.3 percent of the applicable SFR Fee Amount for Senior Citizen's Residential Units and the applicable MF Fee Amount for Recreational Vehicle (RV) Parks. Reduction will be applied upon review and approval of the project's eligibility for reduction. The applicant will be requested to submit documentation proving eligibility.

Section 15. MIGRANT FARMWORKER HOUSING FACILITY. Development Projects that are Migrant Farmworker Housing Facilities as defined in Section 17021.6 of the Health and Safety Code shall pay the applicable SFR Fees unless otherwise provided for by a Development Agreement.

Section 16. CREDITS. If an owner or developer of real property dedicates land or constructs facilities identified in the DIF Capital Improvement Plan, the County may grant the owner or developer a Credit in one or more of the Fee Components described in this ordinance against the Development Impact Fees required. No Credit shall be granted for the cost of improvements not defined herein as "Facilities." An owner or developer may request a Credit from the Transportation and Land Management Agency at the time of development approval. A Credit granted at the time of development approval shall be included as a condition of that approval. After development approval, but before the issuance of a building permit, an owner or developer may request a Credit from the Executive Office. If the Transportation and Land Management Agency or the Executive Office determines that a Credit is appropriate, the owner or developer shall enter into a Credit Agreement which shall be approved by the Board of Supervisors. The Credit amount shall be initially calculated by estimating the fair market value of the land dedicated or by estimating the cost of constructing Facilities. The County shall subsequently review and determine the actual value of the land dedicated and the actual construction costs allowable. Any Credit granted shall not exceed the allocated cost for the Facilities. Any Credit granted shall be given in stated dollar amounts only.

Section 17. EXEMPTIONS. The following types of construction shall be exempt from the provisions of this ordinance:

a. Reconstruction of a residential unit or commercial or industrial building damaged or destroyed by fire or other natural causes;

- b. Rehabilitation or remodeling of an existing residential, commercial, or industrial building; or building additions to any existing residential unit.
- c. The location or installation of a mobile home, without a permanent foundation on any site. The Fees required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobile home without a permanent foundation. No site preparation permit or installation permit for a mobile home with a permanent foundation shall be issued after January 22, 1989, except upon the condition that the Development Impact Fees required by this ordinance be paid; provided, however, in those instances where a site preparation permit or an installation permit has been previously issued and subsequently finalized for a site, and the Development Impact Fees have been paid, the Fees required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobile home with a permanent foundation. Further, in those instances where an installation permit was issued prior to January 22, 1989, and subsequently finalized for a mobile home without a permanent foundation and a permit is subsequently requested for the construction of a permanent foundation for said existing mobile home, the Fees required under this ordinance shall not be applicable to the permit subsequently issued for the construction of said permanent foundation.
- d. Residential Units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. Exemption shall be applied upon review and approval of the project's eligibility for the exemption. The applicant will be required to provide documents proving eligibility.
- e. Detached Second Units or guests quarters pursuant to Section 18.28a and Section 21.35a, respectively, of Riverside County Ordinance No. 348 and Attached Second Units pursuant to Section 18.28b of Ordinance No. 348.
- f. Construction of an SFR unit upon property wherein a mobile home installation permit was issued prior to January 22, 1989 and subsequently finalized.
- g. The area designated as "Required Planted Area" where required by Riverside County Zoning Ordinance 348 and any additional planted vineyard area exceeding the requirement.

Section 18. FEE ADMINISTRATION. All Fees received pursuant to this ordinance shall be deposited, invested, accounted for, and expended in accordance with Section 66006 of the Government Code and all other applicable provisions of law.

Section 19. ADMINISTRATIVE COSTS. The costs for administering the provisions of this Ordinance shall be recovered annually using revenues from the DIF Program Administration Fund subject to approval of the Executive Office.

Section 20. VALIDITY. This ordinance and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. If any part, sentence, paragraph, section or clause of this ordinance, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this ordinance, or person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this ordinance, or its application to other persons or entities. The Board of Supervisors hereby declares that this ordinance would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section or clause of this ordinance not been included herein; or had such person or entity been expressly exempted from the application of this ordinance.

Section 21. EFFECTIVE DATE. This ordinance shall take effect 60 days after the date of its adoption.

Adopted:

659 Item 9.4 of 07/05/88 (Eff: 09/02/88)

Amended:

- 659.1 Item 3.41 of 11/22/88 (Eff: 01/01/89)
- 659.2 Item 3.16 of 06/06/89 (Eff: 07/05/89)
- 659.3 Item 3.5 of 07/18/89 (Eff: 07/18/89)
- 659.4 Item 3.2 of 11/24/92 (Eff: 12/23/92)
- 659.5 Item 3.1b of 08/06/96 (Eff: 09/04/96)
- 659.6 Item 3.4 of 09/11/01 (Eff: 11/10/01)
- 659.7 Item 3.5 of 09/12/06 (Eff: 11/12/06)
- 659.8 Item 3.110 of 07/21/09 (Eff: 08/20/09)
- 659.9 Item 3.64 of 08/10/10 (Eff: 09/09/10)
- 659.10 Item 3.84 of 09/13/11 (Eff: 10/13/11)
- 659.11 Item 3.24 of 10/02/12 (Eff: 11/01/12)
- 659.12 Item 3-9 of 10/22/13 (Eff: 11/20/13)
- 659.13 Item 3-16 of 01/13/15 (Eff: 03/14/15)
- 659.14 Item 19.1 of 12/03/24 (Eff: 02/03/25)